132.A	0003	0056.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	646,100	/	646,100
USE VALUE:	646,100	/	646,100
ASSESSED:	646,100	/	646,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	SHRAGGE BENJAMIN & YELENA
Owner 2:	
Owner 3:	
Street 1:	56 CHURCHILL AVE UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIN CLIFTON A & -
Owner 2:	YUAN YUE MAGGIE -
Street 1:	56 CHURCHILL AVE UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1933, having primarily Wood Shingle Exterior and 2641 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	646,100			646,100
Total Card	0.000	646,100			646,100
Total Parcel	0.000	646,100			646,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 244.64 | /Parcel: 244.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

290666

GIS Ref

GIS Ref

Insp Date

11/18/18

PREVIOUS ASSESSMENT

Parcel ID 132.A-0003-0056.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	636,200	0	.		636,200	636,200	Year End Roll	12/18/2019
2019	102	FV	557,700	0	.		557,700	557,700	Year End Roll	1/3/2019
2018	102	FV	492,500	0	.		492,500	492,500	Year End Roll	12/20/2017
2017	102	FV	448,400	0	.		448,400	448,400	Year End Roll	1/3/2017
2016	102	FV	448,400	0	.		448,400	448,400	Year End	1/4/2016
2015	102	FV	413,900	0	.		413,900	413,900	Year End Roll	12/11/2014
2014	102	FV	393,000	0	.		393,000	393,000	Year End Roll	12/16/2013
2013	102	FV	393,000	0	.		393,000	393,000		12/13/2012

!15563!

PRINT

Date	Time
12/11/20	05:16:04

LAST REV

Date	Time
12/07/20	11:10:30

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN CLIFTON A &	76097-172	2	11/5/2020		722,000	No	No		
HARRIS RICHARD	48995-135		2/15/2007		395,000	No	No		
HARRIS FREDERIC	48989-547		2/14/2007	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2017	1376	New Wind	12,000	C				
8/27/2013	1296	Add Bath	22,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	MLS	MM	Mary M
2/14/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7909													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.04757667
Const Adj.:	0.99980003
Adj $ / SQ:	308.973
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	0.80000001
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	793759
Depreciation:	147639
Depreciated Total:	646120

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	271.90
Special Features:	0	Val/Su Net:	244.64
Final Total:	646100	Val/Su SzAd	244.64

SKETCH

UnSketched SubAreas:
GLA: 2641,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,641	308.970	815,999
Net Sketched Area:		2,641	Total:	815,999
Size Ad	2641	Gross Are	2641	FinArea 2641

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

132.A-0003-0056.1

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: